

## **District Three Implementation Committee Meeting Minutes December 1, 2008**

### **Call to Order:**

The meeting was called to order at 5:37 pm in Meeting Room A at Fresno City Hall.

The roll was called with the following members present:

Abraham Lopez  
Charles Dowling  
Crystal Jackson  
Jim Tate Hill II  
Margie Reisz (arrived at 5:50 pm)  
Elliott Balch (arrived at 6:20 pm)

Absent: Marlin Keeling

Others present: Marco "PePe" Zamora, Sophia Pagoulatos, Staff with the Planning and Development Department, and Gregory A. Barfield, Staff to the Committee from the Office of Councilmember Sterling.

### **Approval of Minutes:**

**Motion** by Lopez and **Second** by Dowling to approve minutes for November 17, 2008 with the notation that Elliott Balch was absent.  
**Passes.**

### **Review of Projects:**

#### **C-08-198                      322 and 340 East Belmont Avenue**

Applicant Marco "PePe" Zamora presented his CUP for a proposed banquet and social hall using an existing parking lot and building, formerly used as an auto repair facility.

Applicant's concerns are for conditions discussed to date by Planning staff, including set-backs, landscaping, and wrought iron fence, that he believe were too costly and not needed.

Questions about possible facades, layouts, and looks of the building. Further discussions regarding specifics with Tower District Design and whether this project and if 10-foot set is needed.

Discussion on putting the building façade up to the property line for safety and prevention of criminal activity.

### **Review of Projects (continued)**

Questions on building capacity and space usage for social hall vs. preparation of food (preparation area). Parking lot requirements over actual parking stalls shown.

Recommendation for the façade to come to the property line with requirement of a wrought iron fence around the north, west, and east side of the project and brick wall on the back side with request to know the Tower District's comments and if they need to review the project at all.

**Motion** by Hill and **Second** by Lopez to approve project.  
**Passes.**

### **Updates from Staff:**

#### **C-08-133                      Southeast corner of South Elm Avenue and East Vine Avenue**

Environmental assessment document will be ready hopefully for December 15, 2008 meeting.

#### **Text Map 5833, R-07-05, and S-07-194                      Southeast of Jensen Ave between Walnut Ave and Martin Luther King, Jr Blvd**

Questions of the committee in preparation of the developer attending our next meeting include:

- Elevations – 1 or 2 stories? (Notes state two story)
- Landscaping plan?
- On-street parking and where
  - Private road?
  - Need for community facility district to maintain road/ landscaping
- Egress/ ingress from private street onto Jensen Avenue (an Expressway)
- Set-backs of homes along Jensen Avenue
- Set-backs of frontage along Jensen Avenue

**Motion** by Lopez and **Second** by Jackson to adjourn the meeting.

The meeting was adjourned at 6:54 pm.